THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Ellie Norouzi 209 Shadow Glen Drive, Nashville, Tennessee 37211	SAME	Map – 161-16A Parcel – 64.004CO

Bill Garrett Davidson County
Batch# 2843 DEEDWARR
09/21/2017 09:23:08 AM 2 pgs
Fees: $13.00 Taxes: $732.60
20170921-0096701

STATE OF TENNESSEE)
COUNTY OF DAIDSON)

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Ellie Norouzi
AFFIANT

SWORN to and subscribed before me on this 20 day of September, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors, **KENNETH D. KELLER and wife, JAMIE L. KELLER,** by these presents do hereby sell and convey unto Grantee, **ELLIE NOROUZI, Unmarried,** her heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 64 on the Plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, 20040317-003572, 20040913-0083179, 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Kenneth D. Keller and wife, Jamie L. Keller by deed from Amanda G. Olson, and husband, Adam J. Olson, of record in Instrument No. 20070806-0093618, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 209 Shadow Glen Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2017 a lien but not yet due and payable.

2. This property is subject to any and all other lawful easements, setback lines, restrictions, etc., of record and applying to the within described property, and to the zoning regulations of appropriate governmental body.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, 20040317-003572, 20040913-0083179, 20040720-0086706 and Instrument No. 20040720-0086707, and instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee.

4. Charter of the Home Owners Association of record at Instrument No. 20040316-0029917-0112429, Register's Office for Davidson County, Tennessee.

5. Utility easement of record at Instrument No. 20040917-0112419 and Instrument No. 20130617-0050094, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 20 day of September, 2017.

KENNETH D. KELLER

JAMIE L. KELLER

STATE OF TENNESSEE)
COUNTY OF)

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared KENNETH D. KELLER and wife JAMIE L. KELLER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 20th day of September, 2017, at Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020